



SL Green Acquires Loft-Style Building

October 17, 2019

Off-Market Acquisition Partially Funded by Sale of 1010 Washington Boulevard In Stamford, CT

NEW YORK--(BUSINESS WIRE)--Oct. 17, 2019-- SL Green Realty Corp. (NYSE:SLG), New York City's largest office landlord, today announced that it has entered into a contract to purchase 603 West 50th Street in Manhattan, a six-story, 160,000-square-foot office property. KCP Holdco, Inc., an affiliate of the seller, which currently occupies the property, will lease-back approximately 40,000-square-feet of office space to serve as its headquarters. SL Green will undertake a full-building repositioning to elevate the profile of this asset. The transaction is expected to close within the next 90 days, subject to customary closing conditions.

Harrison Sitomer, Senior Vice President of SL Green said, "603 West 50th represents another opportunity for us to do what we do best – reposition an asset and create value through effective capital improvements and a targeted leasing strategy. With strategic capital investment, we will transform an underdeveloped property into a competitive class-A building that will attract companies across industries, particularly businesses in the creative industries."

Built in 1940, 603 West 50th Street is located on 11th Avenue, along the block frontage between 50th and 51st street. Upon closing, SL Green will execute a comprehensive renovation program, upgrading the building with state-of-the art infrastructure while enhancing the property's industrial aesthetic. It is a timber construction building featuring large windows, wood floors and beams, brick perimeter walls, and floors ranging between 22,000 to 28,000 rentable square feet. SL Green has a long-proven track record of successfully repositioning pre-war buildings as creative alternatives, such as the company's undertaking at 410 10th Avenue.

Marc Goldfarb of KCP Holdco, Inc. commented, "We have known SL Green for years and believe they have the vision to be the best stewards of the asset going forward. It is important to us that we choose an owner that has the necessary experience to renovate and manage the property at a high caliber, particularly since we will continue to call 603 West 50th Street our headquarters."

SL Green's acquisition of 603 West 50th Street will be partially funded by proceeds from the sale of 1010 Washington Boulevard in Stamford, CT, which is under contract to be sold for \$23 million. This transaction showcases the Company's ability to reposition the portfolio by exiting non-core assets, recycling capital into higher quality office assets with greater upside potential, in a tax-efficient manner.

Woody Heller and David Heller of Savills advised the seller.

About SL Green Realty Corp.

SL Green Realty Corp., an S&P 500 company and New York City's largest office landlord, is a fully integrated real estate investment trust, or REIT, that is focused primarily on acquiring, managing and maximizing value of Manhattan commercial properties. As of September 30, 2019, SL Green held interests in 93 Manhattan buildings totaling 45.0 million square feet. This included ownership interests in 27.2 million square feet of Manhattan buildings and 17.8 million square feet securing debt and preferred equity investments. In addition, SL Green held ownership interests in 7 suburban properties comprised of 15 buildings totaling 2.3 million square feet in Brooklyn, Westchester County, and Connecticut.

To be added to the Company's distribution list or to obtain the latest news releases and other Company information, please visit our website at www.slgreen.com or contact Investor Relations at (212) 594-2700.

Forward-looking Statement

This press release includes certain statements that may be deemed to be "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995 and are intended to be covered by the safe harbor provisions thereof. All statements, other than statements of historical facts, included in this press release that address activities, events or developments that we expect, believe or anticipate will or may occur in the future, are forward-looking statements. Forward-looking statements are not guarantees of future performance and we caution you not to place undue reliance on such statements. Forward-looking statements are generally identifiable by the use of the words "may," "will," "should," "expect," "anticipate," "estimate," "believe," "intend," "project," "continue," or the negative of these words, or other similar words or terms.

Forward-looking statements contained in this press release are subject to a number of risks and uncertainties, many of which are beyond our control, that may cause our actual results, performance or achievements to be materially different from future results, performance or achievements expressed or implied by forward-looking statements made by us. Factors and risks to our business that could cause actual results to differ from those contained in the forward-looking statements are described in our filings with the Securities and Exchange Commission. We undertake no obligation to publicly update or revise any forward-looking statements, whether as a result of future events, new information or otherwise.

SLG- A&D

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